

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**56 SPARKS ROAD, NORLANE, VIC**

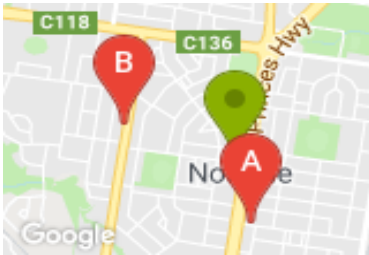
 5  1  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$379,000 to \$409,000**

## MEDIAN SALE PRICE



**NORLANE, VIC, 3214**

**Suburb Median Sale Price (House)**

**\$365,000**

01 April 2018 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**4 FORSTER ST, NORLANE, VIC 3214**

 4  1  2

**Sale Price**

**\$482,000**

Sale Date: 10/05/2018

Distance from Property: 459m



**565 THOMPSON RD, NORLANE, VIC 3214**

 5  1  1

**Sale Price**

**\$420,000**

Sale Date: 02/02/2018

Distance from Property: 765m



This report has been compiled on 13/07/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

56 SPARKS ROAD, NORLANE, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$379,000 to \$409,000

Median sale price

Median price

\$365,000

House

X

Unit


Suburb

NORLANE

Period

01 April 2018 to 30 June 2018

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
4 FORSTER ST, NORLANE, VIC 3214	\$482,000	10/05/2018
565 THOMPSON RD, NORLANE, VIC 3214	\$420,000	02/02/2018